

CERTIFICATE OF APPROPRIATENESS

Application Date: August 1, 2014

Applicant: Brett Zamore, Brett Zamore Design for Tracy Philips, owner

Property: 812 W. Temple Street, lot 7, block 218, East Norhill Subdivision. The property includes a contributing historic 1128 square foot brick veneer and frame single-family residence and a noncontributing detached garage situated on a 5,000 square foot (53' x 104') interior lot. This property is not deed restricted.

Significance: Noncontributing garage, constructed circa 1970, located in the Norhill Historic District. Contributing Bungalow cottage, constructed 1925, will not be altered.

Proposal: New Construction – Construct a one-story 385 square foot detached accessory structure with a 16' wide by 19' deep carport at the rear of the property.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: August 28, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The new construction must match the typical setbacks of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

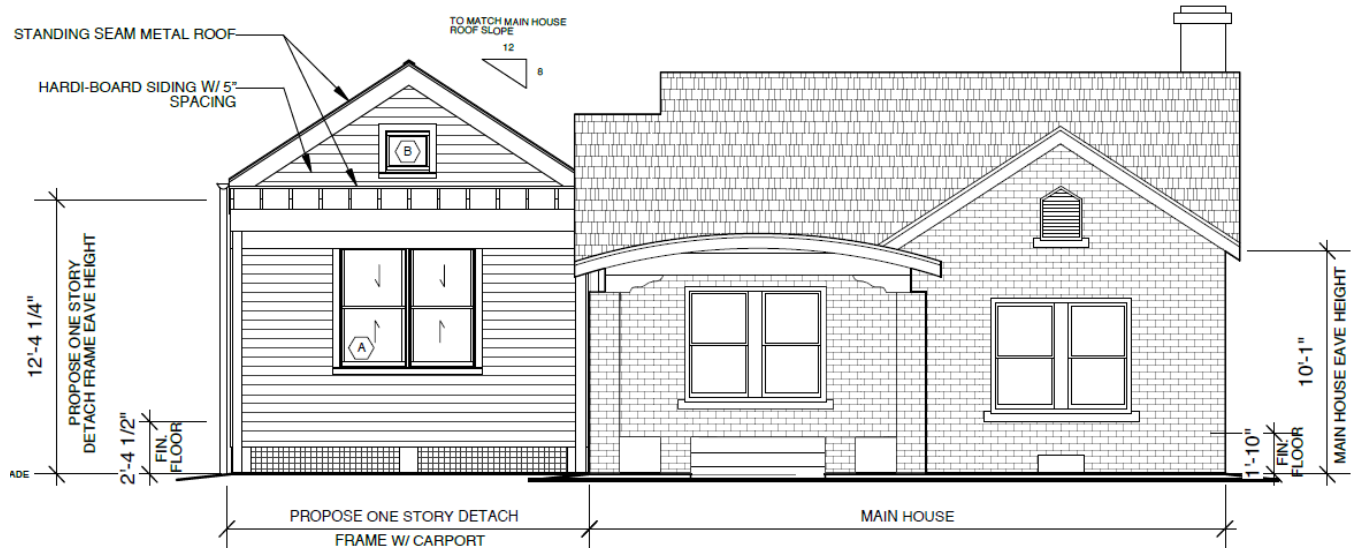
INVENTORY PHOTO

GARAGE



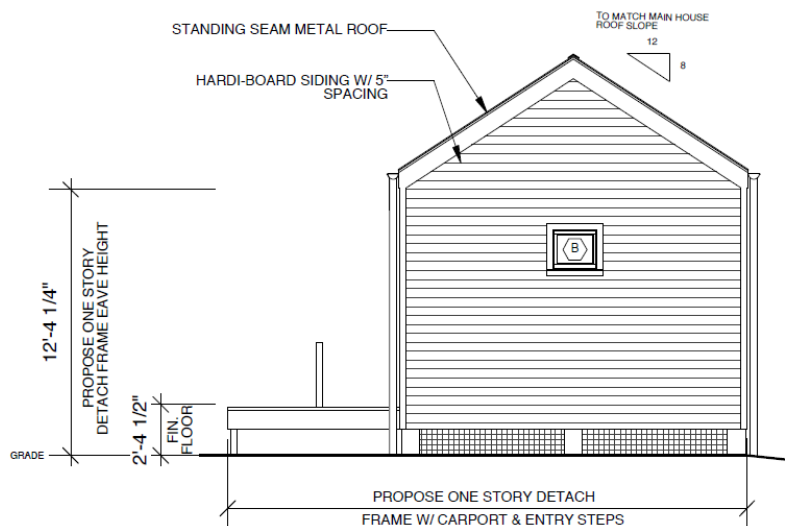
NORTH ELEVATION – FRONT FACING W. TEMPLE STREET

PROPOSED



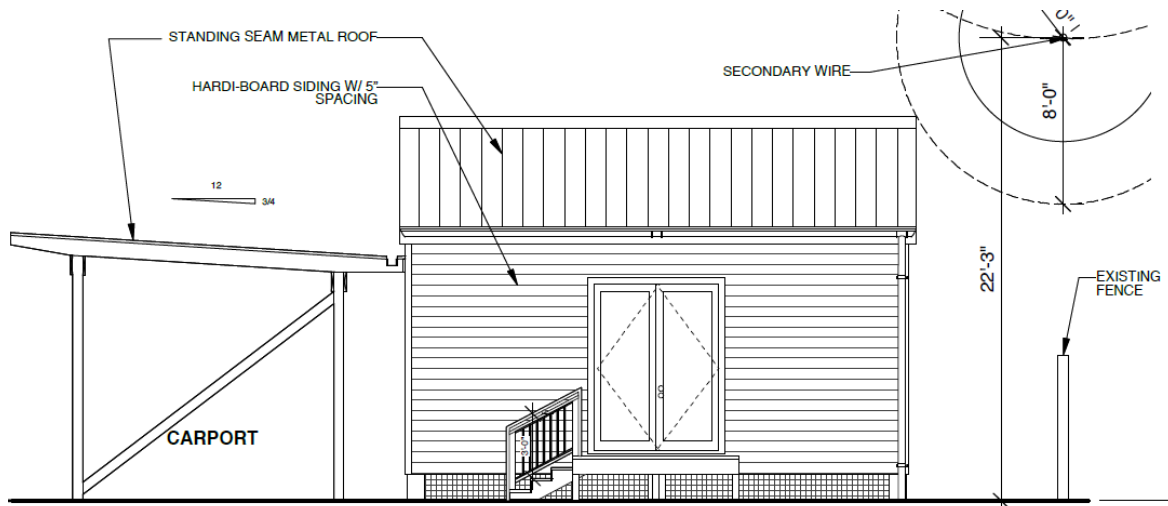
SOUTH (REAR) ELEVATION

PROPOSED



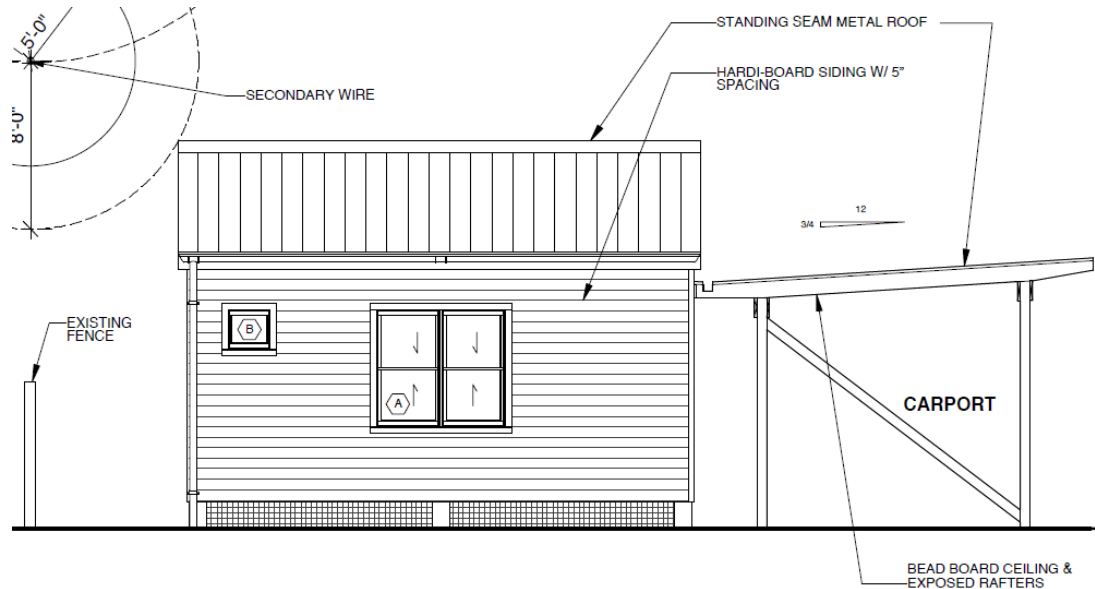
WEST SIDE ELEVATION

PROPOSED



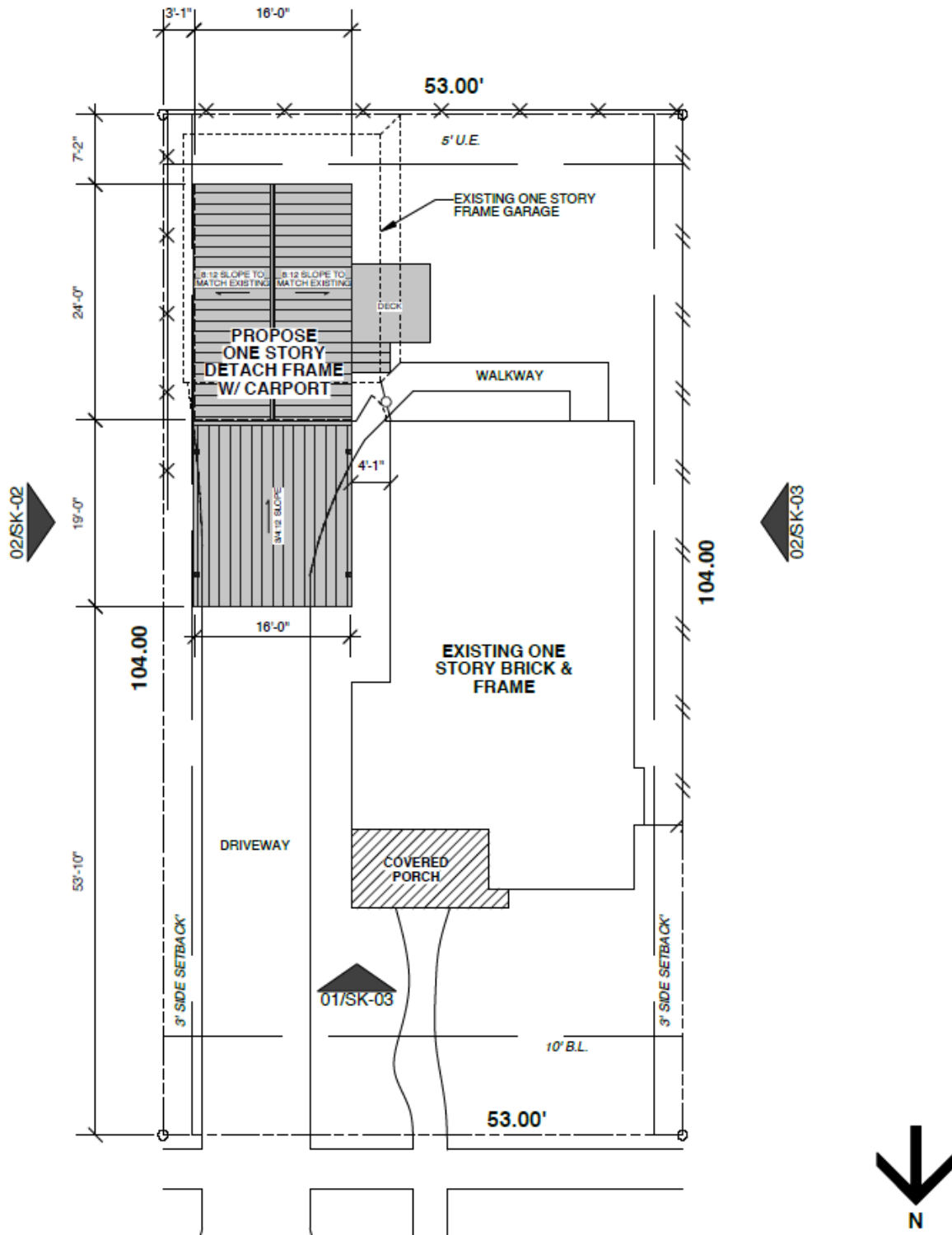
EAST SIDE ELEVATION

PROPOSED



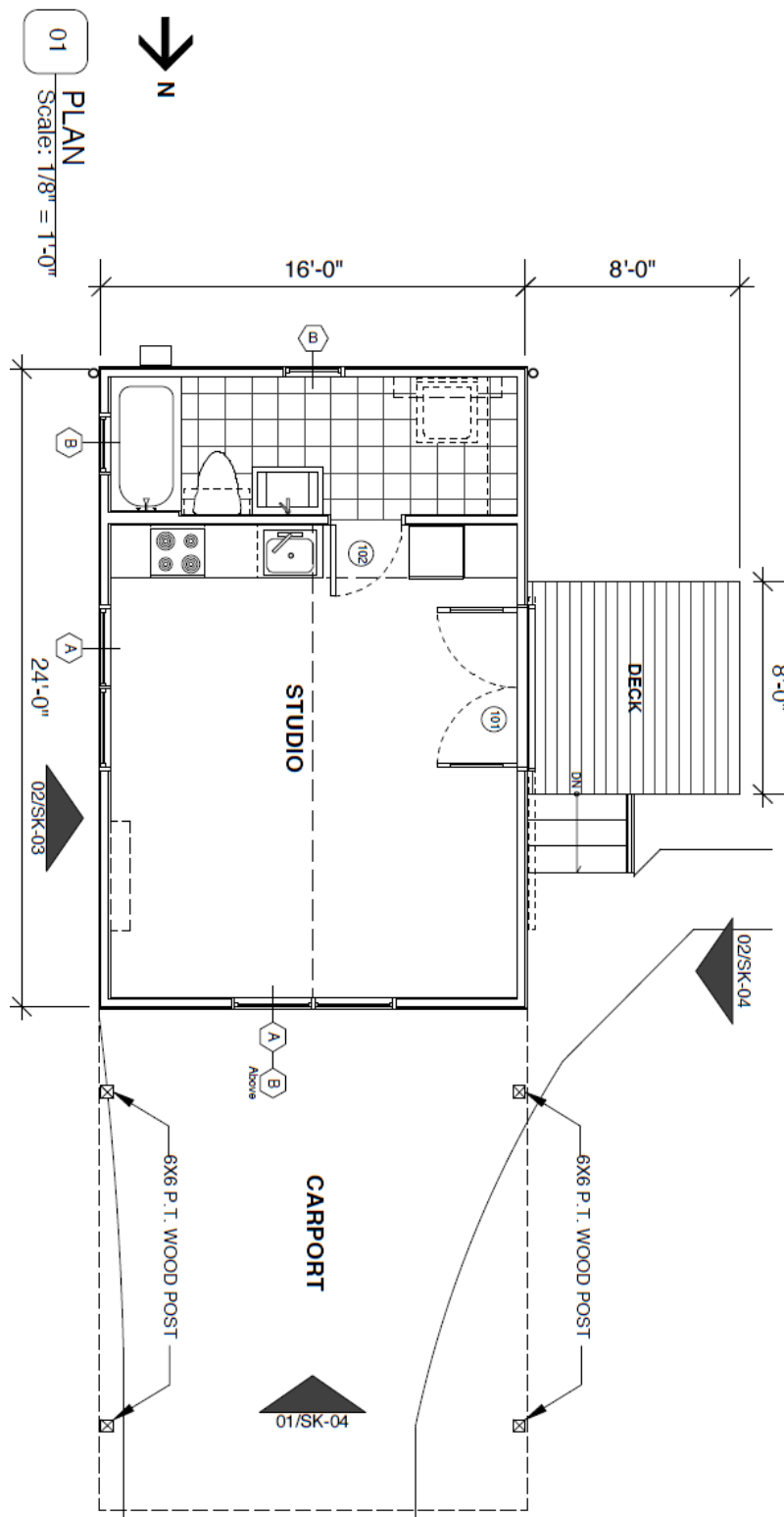
SITE PLAN / ROOF PLAN

PROPOSED



FIRST FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

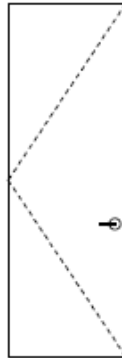
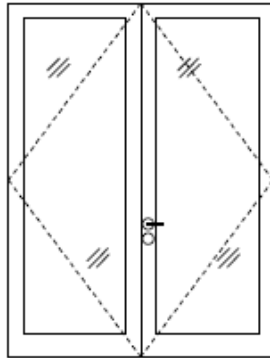
DOOR #	DOORS						MANUL	REMARKS
	TYPE	MATRL	FIN.	SIZE				
				WIDTH	HEIGHT	THICK		
101	1	WOOD & GLASS	PTD	6'0"	8'0"	1 3/4"		2 SWING FRENCH DOOR
102	2	WOOD	PTD	2'8"	8'0"	1 3/8"		SOLID-CORE LRH

HARDWARE TO MATCH EXISTING HOUSE STYLE

DOOR HARDWARE

1. ALL DOOR HARDWARE SHALL MATCH EXISTING
2. ALL SWING BEDROOM AND BATHROOM DOORS TO HAVE 'PRIVACY' LOCK FUNCTION
3. ALL SWING CLOSET DOORS TO HAVE WITH 'PASSAGE' LOCK FUNCTION
4. ALL HINGES SHALL MATCH EXISTING

ALL THE INTERIOR DOOR TRIM TO MATCH EXISTING



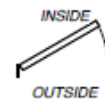
1 FRENCH DOOR
1 UNIT

2 INT. SWING LHR
1 UNIT

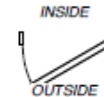
RIGHT HAND- RH



LEFT HAND- LH



RIGHT HAND REVERSE- RHR



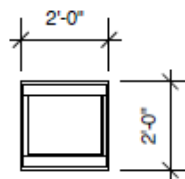
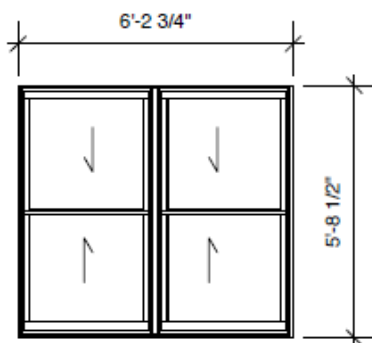
LEFT HAND REVERSE- LHR



2 DOOR SCHEDULE

SCALE: 1/4"=1'-0"

	UNIT SIZE	ROUGH OPENING	TYPE	MATRL	MATRL	REMARKS	MODEL#
A	74 3/4"X68 1/2"	75 1/2"X69 1/4"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS	TWD3768-2
B	24"X24"	24 3/4"X24 3/4"	FIXED	WOOD	JELD-WEN	TRADITION PLUS	TWA2424



A 2-DOUBLE HUNG
2 UNITS

B FIXED PICTURE
3 UNITS

1 WINDOW SCHEDULE

SCALE: 1/4"=1'-0"

PROJECT DETAILS

Shape/Mass: The existing noncontributing one-story detached garage will be demolished. The proposed secondary structure will be 16' wide and 24' deep. A 16' wide and 19' carport roof will extend from the front of the structure. The ridge height will be 18'-8". See drawings for more detail.

Setbacks: The proposed secondary structure has a front (north) setback of 53'-10"; an east side setback of 3'-1"; a west side setback of 33'-11"; and a rear (south) setback of 7'-2". See drawings for more detail.

Foundation: The finished floor of the proposed secondary structure will be 2'-4½" above grade. The foundation will be a raised pier and beam with 18" crawl space. See drawings for more detail.

Windows/Doors: The proposed structure will have wood double hung and fixed windows manufactured by Jeldwen to match the existing style of windows of the main house. See window schedule and drawings for more detail.

Exterior Materials: The proposed secondary structure will be clad in cementitious siding with a 5" reveal with 1"x4" wood trim. The attached carport will be a wood structure with beadboard ceiling and exposed rafters. The proposed structure will have standing seam metal roof. See drawings for more detail.

Roof: The proposed secondary structure and attached carport will have a standing seam metal roof. The secondary structure will have a front facing gable with a pitch of 8:12. The carport will have a roof pitch of 3/4:12 (which slopes backwards). See drawings for more detail.

Front Elevation: The front wall of the secondary structure will be located behind the attached carport. The façade
(North) will feature a pair of 1-over-1 wood windows. A square fixed window will be located in the front facing gable. See drawings for more detail.

Side Elevation: The west elevation features the attached carport (supported by 6"x6" wood posts) to the north.
(West) Behind the carport, the west elevation of the secondary structure will feature a set of French doors and a small deck. See drawings for more detail.

Side Elevation: The east elevation features the attached carport (supported by 6"x6" wood posts) to the north.
(East) Behind the carport, the east elevation of the secondary structure will feature a pair of 1-over-1 double hung wood windows as well as a square fixed window towards the rear. See drawings for more detail.

Rear Elevation: The rear elevation features a single square fixed window. See drawings for more detail.
(South)